

Peter  
**illingworth**  
ESTATE AGENTS



54, Westlands  
Pickering, North Yorkshire, YO18 7HJ  
Price Guide £595,000

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## Spacious Family Living in a Prime Cul-de-Sac Setting

A substantial four bedroom detached, double glazed, gas fired centrally heated family residence with stone elevations standing on a substantial plot of some 0.22 acres or thereabouts. The property is situated on a very popular cul-de-sac and has east and west facing gardens.

Accommodation briefly comprises:

Ground floor: Hall, sitting room, conservatory, study, kitchen/dining area, utility room, cloakroom, integral garage/workshop.

First floor: Landing, principal bedroom with ensuite shower room, three further bedrooms and attic room off bedroom 3. House bathroom with shower over bath.

Externally: Front garden is laid to lawn with flower beds and borders plus a substantial car standing area.

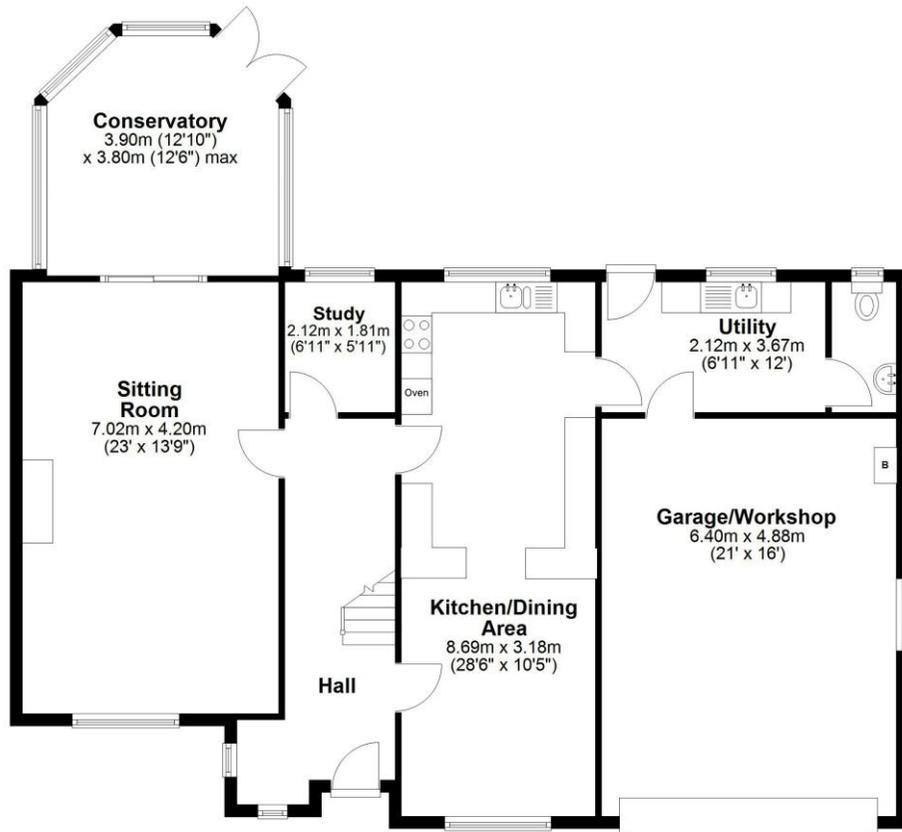
Rear Garden: Elevated paved patio area, with shrubs, flower beds and side lawn. Steps lead down to an octagonal patio area with substantial lawned garden beyond with well stocked beds.

Offering endless opportunities for outdoor pursuits amid stunning, unspoilt scenery. The town provides good schools, a swimming pool, leisure centre, and local shops. Cultural life centres around the Memorial Hall and Kirk Theatre, while the North York Moors Steam Railway draws many visitors. Malton, with its rail link to the national network, lies eight miles away; Scarborough is 17 miles, and York 26 miles.



### Ground Floor

Approx. 131.4 sq. metres (1414.2 sq. feet)

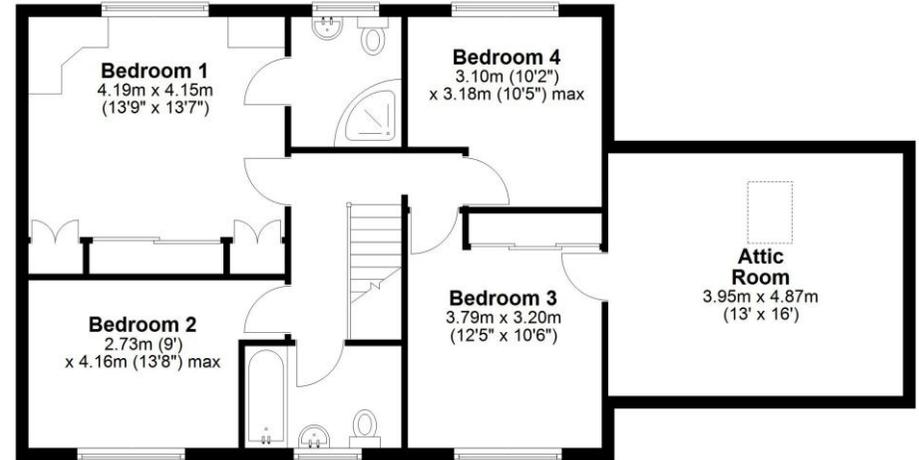


Total area: approx. 216.8 sq. metres (2333.5 sq. feet)

**54 Westlands, Pickering**

### First Floor

Approx. 85.4 sq. metres (919.4 sq. feet)



For information purposes, not to scale





**Tenure:** We understand the property to be freehold. Vacant possession will be given on completion.

**Services:** Mains water, drainage, gas and electricity are laid on. Gas fired central heating.

**Note:** The wireless masts attached to the house in the garden will be removed prior to sale.

**Property Tax:** Band F

**Energy Performance Rating:** Band C

**Photography:** By Peter Illingworth

**Location:** what3words///news.nags.forces

**Mobile Coverage:** EE, Vodafone, O2

**Satellite:** BT, Sky, Virgin

**Broadband:** Basic 18 Mbps, Superfast 76 Mbps, Ultrafast 10,000 Mbps

**Flood Risk:** Very low

**HMRC:** It is a legal requirement to identify purchasers for the Proceeds of Crime Act/Anti-Money Laundering/ Anti Terrorism Legislation etc. For these purposes this service is contracted out to Landmark Estate Agency Services for which they will apply a charge.

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**Viewing:**

Strictly by appointment through the Agents Kirkbymoorside Office, 16 Market Place, Kirkbymoorside, York. Tel: 01751 431107.



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